

# Monte Vista Terrace

## NEIGHBORHOOD CONSERVATION DISTRICT

SAN ANTONIO, TX | APRIL 2021



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**TASKFORCE MEMBERS:**

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DAVE WASSON

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MARY JOHNSON

SHARON GARCIA

SYDELL BROOKS, COUNCIL DISTRICT 1 STAFF

**DEVELOPMENT SERVICES DEPARTMENT STAFF:**

MICHAEL SHANNON, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

MELISSA RAMIREZ, ASSISTANT DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

CATHERINE HERNANDEZ, DEVELOPMENT SERVICES ADMINISTRATOR

KRISTIE FLORES, ZONING MANAGER

JOHN OSTEN, PLANNING COORDINATOR AND NCD-10 PROJECT MANAGER

TYLER SORRELLS, PLANNER

## EXECUTIVE SUMMARY

City of San Antonio's Neighborhood Conservation District (NCD) Program was designed to be a proactive tool to address neighborhood sustainability through compatible infill construction and rehabilitation in unique areas of the city. Since the adoption of the NCD enabling ordinance and development of the NCD Program, nine (9) NCDs have been designated by the City Council since 2002.

Within the last decade or so, inner-city neighborhoods of San Antonio have witnessed ever increasing pressure for infill residential development and rehabilitation of existing housing stock. Such level of interest by developers and property owners has caused these established communities to find ways to preserve the appearance and character of their neighborhoods. Upon a successful petition by the Monte Vista Terrace Neighborhood Association, and direction from the City Council through adoption of a Resolution, The Monte Vista Terrace Neighborhood Conservation District (NCD-10) standards have been developed by a Taskforce comprised of property owners and residents within the neighborhood.

There are 187 residential lots covering approximately 50 acres of land within the NCD boundary which sits just north of the Monte Vista Historic District. Neighborhood Conservation Districts can be established in areas that possess distinctive character-defining features, where at least 75% of the land area within the district is improved or developed and the land area containing structures that are at least 25 years old and presently improved. According to Bexar County Appraisal data, most of the Monte Vista Terrace neighborhood is developed with structures that were built between 1930s and 1950s around the World War II.

Even though it's a relatively small neighborhood by acreage, Monte Vista Terrace has many different housing styles from the Mid-20<sup>th</sup> Century-era architecture: from Colonial to Craftsman, and from Neoclassical to Ranch Style, so many different of them coexist in the neighborhood. The variety in the neighborhood is not limited only to architectural styles, there are also many multi-unit two-story structures in the neighborhood. They blend into the neighborhood's character so well that it's almost impossible to notice that they are not single-family structures.

The standards in this document apply to residential uses, properties zoned residential, and residential structures converting to commercial uses (after any applicable zoning change). Commercial buildings along San Pedro Avenue to the west, West Olmos Drive to the north, and McCullough Avenue to the east are exempt from these standards. A group of residential structures that are zoned "O-2" High-Rise Office District on West Ridgewood Court are included into the NCD-10. The completion of the designation process fulfills the neighborhood's desire to preserve the unique character of the Monte Vista Terrace neighborhood. This designation meets the intent and upholds the spirit of the Neighborhood Conservation District Program of the City of San Antonio.

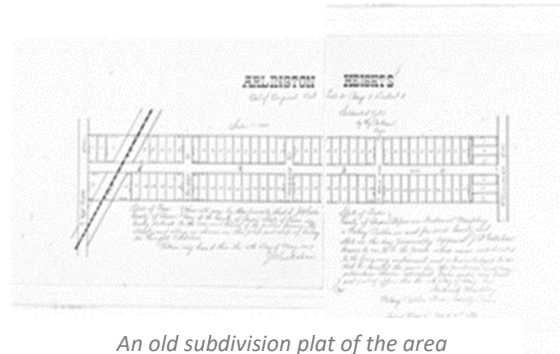
## RESIDENTIAL STANDARDS

### LOT SIZE/COVERAGE:

The minimum lot width for any re-platted parcel shall be fifty feet (50').

The maximum lot width for any re-platted parcel shall be seventy-five feet (75').

The minimum lot width for any parcel already platted and developed with a single-family or two-family residential use is twenty-five (25) feet.



*An old subdivision plat of the area*

### DEFINITIONS:

**Lot (platted):** A designated area of land established by plat to be used, developed or built upon as a unit.

**Parcel:** Tract of land defined by boundaries established by a survey or metes and bounds.

**Subdivision Plat:** A lot or a group of lots created by recording a map which meets the requirements of the state where it's located.

### BUILDING SIZE/MASSING:

Multi-family (3 units or more) uses shall be contained in one structure. Multi-family properties already platted as one (1) acre or more in size are exempt from this standard.

### BUILDING HEIGHT/NO. of STORIES:

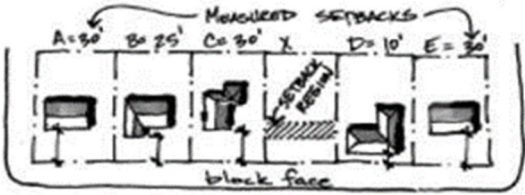
All residential structures shall be no taller than 2 1/2 stories and thirty-five feet (35') in height. New construction shall be limited to 1 1/2 story/15 feet max when developing on 25-foot-wide lots.



*A 2-story multi-family building*

**FRONT, SIDE, AND REAR SETBACKS:**

The front setback shall be within five feet (5'-0") of the median setback of developed lots for the block face and shall be measured from the front building facade to the front curb, inside of the sidewalk or property line, whichever is consistent across the block face.



SETBACKS: 10', 25', 30', 30', 30'

MEDIAN: MIDDLE OF SORTED SAMPLE SET

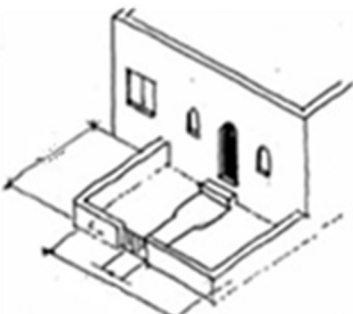
Median front setback will be calculated for each block face

**PRINCIPAL ELEVATION FEATURES - TRANSITION SPACE:**

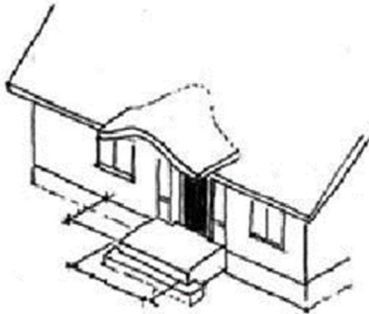
A transition space must be designed or placed as a component of a dwelling's front façade so that front entry is accessed through the "transition space". A transition space may consist of one of the following: porch, stoop, alcove, court or nook.



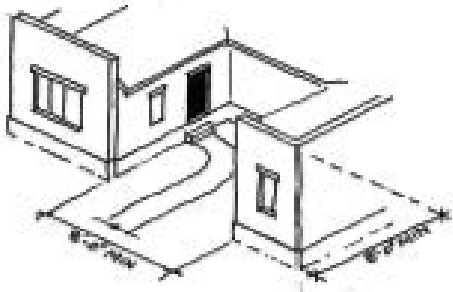
An example of a porch



An example of a walled court



An example of a stoop



An example of a court



An example of a nook

**PAVING - CURB CUTS:**

Only one (1) driveway curb cut per residential lot is allowed and shall not exceed 15 feet in width.

**PAVING - DRIVEWAYS:**

Driveways shall not be more than twelve (12) feet in width. Driveways may be constructed of either impervious or pervious materials. Pervious materials shall be bordered by a durable curb-like material in order to prevent erosion. Driveway runway/ribbons less than two and a half (2 1/2) feet wide are allowed. Driveways shall be located on only one side of residential structures. Circular driveways and driveways that connect two or more streets are prohibited. Driveways must lead to the rear of the property (25' wide single-family zoned lots are exempt from this standard).



*A driveway with a curb cut*

Existing driveways may be repaired or rebuilt in the same footprint and location.

**ACCESSORY STRUCTURES & ACCESSORY DWELLING UNITS:**

Accessory structures that are less than 300 square feet do not require a building permit and are exempt from these standards. Accessory structures cannot be attached to the principal structure and shall be constructed in the rear yard. Accessory dwelling units cannot be attached to the principal structure and shall be constructed in the rear yard. The height of the accessory structure or accessory dwelling unit may match the principal structure but shall not exceed 25 feet.



*A house with an accessory structure and the garage at the rear*

**GARAGES:**

Attached garages are permitted but are not allowed under any living space. Detached garages shall be located to the rear yard of the property.

Existing garages may be repaired or maintained per Sec. 35-707 of the UDC.



**CARPORTS:**

Detached carports shall be located in the rear yard of the property.

Existing carports may be repaired or maintained per Sec. 35-707 of the UDC.

**FENCES:**

The maximum height of front yard fencing shall be 3 feet when constructed solid and 5 feet when constructed in a predominantly open manner allowing visibility to the yard. The maximum height of side and rear yard fences shall be up to 6 feet high. Chicken wire or any similar netting-type material, razor or barbed wire, exposed concrete masonry units (cinderblock), or unfinished concrete (paint is not considered a finished surface) shall be prohibited for new front yard fences. For corner lots, new street-facing front and side yard fences shall match each other in construction materials and proportion.



*A house with a front yard fence*

Residential properties abutting commercial, multi-family, and industrial properties are exempt from the NCD fencing height limitations along the shared property line. A fence may be erected or altered up to an eight (8) feet height, if it is located along a side or rear lot line which abuts an alley or a street with a classification other than a local street.

**DEFINITIONS:**

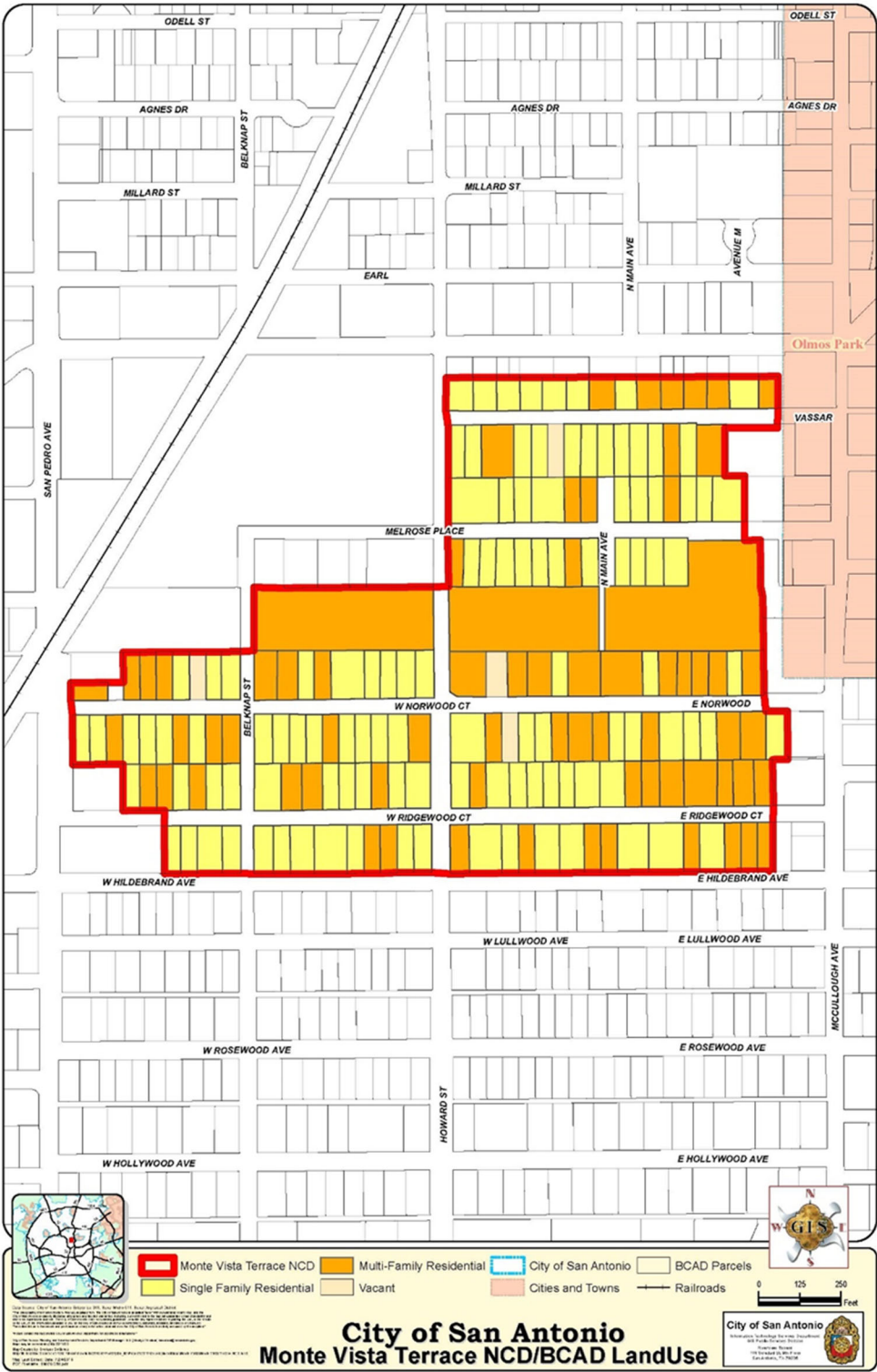
**Yard:** An area on a lot between the lot line and the nearest principal structure, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided in the Unified Development Code (UDC), Chapter 35 of the municipal code.

**Front Yard:** Section of the yard between the front plane of the principal structure and the property line along the principal right-of-way where the property is addressed from.


**Side Yard:** Section of the yard between the front and rear plane of the principal structure and the side property line.

**REAR Yard:** Section of the yard between the rear plane of the principal structure and the rear property line.

MAP OF THE NCD-10 AREA:



CITY COUNCIL CONSIDERATION REQUEST:

	<b>CITY OF SAN ANTONIO OFFICE OF THE CITY COUNCIL COUNCIL CONSIDERATION REQUEST</b>	RECEIVED CITY OF SAN ANTONIO CITY CLERK
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2019 JAN -9 AM 10: 10

TO: Mayor and City Council

FROM: Councilman Roberto C. Treviño, District 1

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Andy Segovia, City Attorney; John Peterek, Assistant to the City Manager; Christopher Callanen, Assistant to City Council

SUBJECT: Initiating the creation of the Monte Vista Terrace Neighborhood Conservation District

DATE: January 8<sup>th</sup> 2019

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

Initiating the creation of the Monte Vista Terrace Neighborhood Conservation District (residential design standards) as a zoning overlay on the residential properties outlined in the attached map

Brief Background

On December 20<sup>th</sup> 2018, Councilman Trevino received a 101 signature (51.5%) petition of support from the residents of the Monte Vista Terrace neighborhood for the creation of a Neighborhood Conservation District to be applied to the residential properties in the attached map. Councilman Trevino's office reached out to the residents and property owners who had signed the petition and confirmed their support and understanding of this design overlay.

The Office of Historic Preservation has determined that this community would be eligible for both an Historic District or an NCD as summarized in the attached report, and an additional survey by city staff will be conducted as part of the review process. This area has a rich and vibrant history important to the City of San Antonio, and the residents of this community feel that an NCD is the most appropriate design overlay for preservation and future development. Chapter 15 of the SA Tomorrow Comprehensive Plan states our goal as a city to protect and preserve our historic resources, and the creation of this District would be a fulfillment of that goal.

Submitted for Council consideration by:



Councilman Roberto C. Treviño, District 1

**RESOLUTION:**

SG/jj  
08/08/2019  
Item #17

**RESOLUTION 2019-08-08-0046R**

**DIRECTING DEVELOPMENT SERVICES STAFF TO INITIATE THE CREATION OF A NEIGHBORHOOD CONSERVATION DISTRICT (NCD) ZONING OVERLAY DISTRICT FOR MONTE VISTA TERRACE AND TO INITIATE PLAN AMENDMENTS AND REZONING CASES AS APPROPRIATE FOR PROPERTIES GENERALLY LOCATED SOUTH OF OLMOS TERRACE, NORTH OF HILDEBRAND, EAST OF SAN PEDRO, AND WEST OF MCCULLOUGH, AS REQUESTED BY COUNCILMEMBER ROBERT C. TREVIÑO, DISTRICT 1.**

\* \* \* \* \*

**WHEREAS**, pursuant to the Unified Development Code, Section 35-335, Neighborhood Conservation Districts are created within the City of San Antonio for unique and distinctive residential neighborhoods which contribute significantly to the overall character and identity of the city; and

**WHEREAS**, on December 20, 2018, Councilmember Treviño received a petition of 51.5% of the residents of Monte Vista Terrace supporting the creation a Neighborhood Conservation District (NCD); and


**WHEREAS**, City Council desires to establish Monte Vista Terrace NCD-10 Zoning Overlay and amending the land use and zoning on properties encompassed by San Pedro Avenue, Howard Street, Olmos Drive, McCullough Avenue and West Hildebrand Avenue along Vassar Street, Melrose Place, North Main Avenue, East and West Norwood Court and East and West Ridgewood Court; **NOW THEREFORE;**

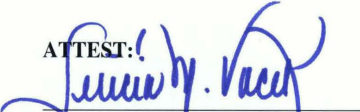
**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

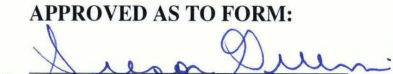
**SECTION 1.** The City Council hereby directs Development Services Staff to initiate the creation of the Monte Vista Terrace NCD-10 Zoning Overlay, amending the future land use plan, and zoning of properties encompassed by San Pedro Avenue, Howard Street, Olmos Drive, McCullough Avenue and West Hildebrand Avenue along Vassar Street, Melrose Place, North Main Avenue, East and West Norwood Court and East and West Ridgewood Court.

**SECTION 2.** This resolution shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

**PASSED AND APPROVED** this 8<sup>th</sup> day of August, 2019.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**  
  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**  
  
for Andrew Segovia, City Attorney

**ORDINANCE:**

**APPENDIX:**  
**FRONT YARD SETBACK MEASUREMENTS**







## Ridgewood Court

<b>McCullough to Howard</b>	total setback from curb to structure (not including unenclosed porches etc)	setback to inside sidewalk edge
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### NORTH SIDE

	feet	inches	total inches	
139 E	43	7	523	396
133, 135 E	44	4	532	405
129, 131 E	42	1	505	378
121,123 E	46	2	554	427
119 E	46	2	554	427
113, 115 E	44	8	536	409
109, 111 E	43	7	523	396
103 E	47	5	569	442
101 W	42	0	504	377
107 W	42	3	507	380
111 W	42	4	508	381
117 W	46	3	555	428
121 W	45	10	550	423
127 W	46	1	553	426
133,135 W	46	3	555	428
137 W	46	9	561	434

### general statistics:

FROM OUTSIDE STREET CURB		
min	504	42' 00"
max	569	47' 05"
mean	537	44' 09"
median	543	45' 03"

FROM INSIDE SIDEWALK EDGE		
min	377	31' 05"
max	442	36' 10"
mean	410	34' 02"
median	416	34' 08"

### SOUTH SIDE

138 E	36	5	437	306
134 E	40	7	487	356
128, 130 E	42	9	513	382
126 E	27	3	327	196
120 E	42	8	512	381
114 E	29	9	357	226
106 E	35	7	427	296
102 E	36	3	435	304
104 W	41	1	493	362
108 W	40	8	488	357
112 W	40	6	486	355
118 W	40	10	490	359
124 W	40	8	488	357
128 W	38	6	462	331
136 W	38	10	466	335

### general statistics

FROM OUTSIDE STREET CURB		
min	327	27' 03"
max	513	42' 09"
mean	458	38' 02"
median	486	40' 06"

FROM INSIDE SIDEWALK EDGE		
min	196	16' 04"
max	382	31' 10"
mean	327	27' 04"
median	355	29' 07"

*NB: curb to interior side walk = 10"7" or 127" on northside  
curb to interior side walk = 10'11" or 131" on southside*

# Ridgewood Court

<b>Howard to Belnap</b>	total setback from curb to structure (not including unenclosed porches etc)	setback to inside sidewalk edge
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<b>NORTH SIDE</b>	feet	inches	total inches	
203 W	39	9	477	350
209 W	39	3	471	344
213 W	38	4	460	333
215,217 W	36	5	437	310
219 W	41	5	497	370
225 W	36	0	432	305
227,229 W	41	6	498	371
231,233 W	41	4	496	369
241 W	40	6	486	359

**general statistics:**

**FROM OUTSIDE STREET CURB**

<b>min</b>	<b>432</b>	<b>36' 00"</b>
<b>max</b>	<b>498</b>	<b>41' 06"</b>
<b>mean</b>	<b>473</b>	<b>39' 05"</b>
<b>median</b>	<b>477</b>	<b>39' 09"</b>

**FROM INSIDE SIDEWALK EDGE**

<b>min</b>	<b>305</b>	<b>25' 05"</b>
<b>max</b>	<b>371</b>	<b>30' 11"</b>
<b>mean</b>	<b>346</b>	<b>28' 10"</b>
<b>median</b>	<b>350</b>	<b>29' 02"</b>

<b>SOUTH SIDE</b>	feet	inches	total inches	
202 W	46	6	558	440
204 W	39	4	472	354
210 W	39	11	479	361
214 W	40	1	481	363
218 W	40	4	484	366
228 W	47	6	570	452
232 W	36	5	437	319
236 W	42	8	512	394
240 W	41	8	500	382

**general statistics**

**FROM OUTSIDE STREET CURB**

<b>min</b>	<b>437</b>	<b>36' 05"</b>
<b>max</b>	<b>570</b>	<b>47' 06"</b>
<b>mean</b>	<b>499</b>	<b>41' 07"</b>
<b>median</b>	<b>484</b>	<b>40' 04"</b>

**FROM INSIDE SIDEWALK EDGE**

<b>min</b>	<b>319</b>	<b>16' 04"</b>
<b>max</b>	<b>452</b>	<b>31' 10"</b>
<b>mean</b>	<b>381</b>	<b>31' 09"</b>
<b>median</b>	<b>366</b>	<b>30' 06"</b>

*NB: curb to interior side walk = 10'7" or 127" on northside  
 curb to interior side walk = 9'10" or 118" on southside*

# Ridgewood Court

<b>Belnap to San Pedro</b>	total setback from curb to structure (not including unenclosed porches etc)	setback to inside sidewalk edge
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<b>NORTH SIDE</b>	feet	inches	total inches
303 W	35	4	424
305 W	35	9	429
311 W	35	9	429
315 W	36	0	432
317,319 W	35	9	429
321, 323 W	35	11	431
327 W	38	8	464

**general statistics:**

**FROM OUTSIDE STREET CURB**

min	424	35' 04"
max	464	38' 08"
mean	434	36' 02"
median	429	35' 10"

**FROM INSIDE SIDEWALK EDGE**

min	0	
max	0	
mean	#DIV/0!	
median	#NUM!	

<b>SOUTH SIDE</b>	feet	inches	total inches
2103 Belnap	43	3	519
308 W	41	9	501
314 W	46	2	554
316 W	36	1	433

**general statistics**

**FROM OUTSIDE STREET CURB**

min	433	36' 01"
max	554	46' 02"
mean	502	41' 10"
median	510	42' 06"

**FROM INSIDE SIDEWALK EDGE**

min	0	
max	0	
mean	#DIV/0!	
median	#NUM!	

*NB: curb to interior side walk " on northside  
 curb to interior side walk = "" or " on southside*

## Norwood Court

<b>McCullough to Howard</b>	total setback from curb to structure (not including unenclosed porches etc)	setback to inside sidewalk edge
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**NORTH SIDE**    feet    inches    total inches

137 E	36	10	442	315
133 E	36	6	438	311
127,129 E	36	6	438	311
123,125 E	36	6	438	311
121 E	36	10	442	315
117 E	36	8	440	313
113 E	36	6	438	311
105,107 E	42	3	507	380
103,105 W	55	10	670	543
111 W	47	8	572	445
117 W	35	8	428	301
123,125 W	43	0	516	389
133 W	V	A	CANT	
145 W	40	0	480	353

**general statistics:**

**FROM OUTSIDE STREET CURB**

<b>min</b>	<b>428</b>	<b>35' 08"</b>
<b>max</b>	<b>670</b>	<b>55' 10"</b>
<b>mean</b>	<b>481</b>	<b>40' 01"</b>
<b>median</b>	<b>442</b>	<b>36' 10"</b>

**FROM INSIDE SIDEWALK EDGE**

<b>min</b>	<b>301</b>	<b>25' 01"</b>
<b>max</b>	<b>543</b>	<b>45' 03"</b>
<b>mean</b>	<b>354</b>	<b>29' 06"</b>
<b>median</b>	<b>315</b>	<b>26' 03"</b>

**SOUTH SIDE**

142 E	38	10	466	348
136 E	36	6	438	320
130 E	42	4	508	390
126 E	43	6	522	404
122 E	36	10	442	324
118 E	36	8	440	322
110,112 E	36	6	438	320
106 E	36	3	435	317
104 E	35	6	426	308
100 E	36	6	438	320
	V	A	CANT	
106 W	46	7	559	441
110 W	36	7	439	321
114 W	36	6	438	320
118 W	36	10	442	324
	V	A	CANT	
124,126 W	37	0	444	326
130 W	33	2	398	280

**general statistics**

**FROM OUTSIDE STREET CURB**

<b>min</b>	<b>398</b>	<b>33' 02"</b>
<b>max</b>	<b>559</b>	<b>46' 07"</b>
<b>mean</b>	<b>455</b>	<b>37' 11"</b>
<b>median</b>	<b>440</b>	<b>36' 08"</b>

**FROM INSIDE SIDEWALK EDGE**

<b>min</b>	<b>280</b>	<b>23' 08"</b>
<b>max</b>	<b>441</b>	<b>36' 09"</b>
<b>mean</b>	<b>337</b>	<b>28' 01"</b>
<b>median</b>	<b>322</b>	<b>26' 10"</b>

*NB: curb to interior side walk = 10'7" or 127" on northside  
curb to interior side walk = 9'10" or 118" on southside*

## Norwood Court

<b>Howard to Belnap</b>	total setback from curb to structure (not including unenclosed porches etc)	setback to inside sidewalk edge
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<b>NORTH SIDE</b>					<b>general statistics:</b>	
	feet	inches	total inches			
201 W	38	3	459	332		
207 W	32	8	392	265	<b>FROM OUTSIDE STREET (</b>	
211 W	34	9	417	290	<b>min</b>	<b>392</b>
215 W	34	5	413	286	<b>max</b>	<b>486</b>
223 W	36	0	432	305	<b>mean</b>	<b>437</b>
225, 227 W	35	8	428	301	<b>median</b>	<b>428</b>
231 W	35	5	425	298		
237 W	40	6	486	359		
241 W	40	4	484	357		
					<b>FROM INSIDE SIDEWALK</b>	
					<b>min</b>	<b>265</b>
					<b>max</b>	<b>359</b>
					<b>mean</b>	<b>310</b>
					<b>median</b>	<b>301</b>

<b>SOUTH SIDE</b>					<b>general statistics</b>	
202 W	39	6	474	346		
208 W	41	9	501	373	<b>FROM OUTSIDE STREET (</b>	
212 W	39	9	477	349	<b>min</b>	<b>432</b>
216 W	42	5	509	381	<b>max</b>	<b>509</b>
220 W	41	2	494	366	<b>mean</b>	<b>472</b>
222,224 W	41	3	495	367	<b>median</b>	<b>476</b>
228,230 W	37	2	446	318		
232 W	37	3	447	319		
234 W	36	8	440	312		
240 W	36	0	432	376	<b>FROM INSIDE SIDEWALK</b>	
					<b>min</b>	<b>312</b>
					<b>max</b>	<b>381</b>
					<b>mean</b>	<b>351</b>
					<b>median</b>	<b>358</b>

*NB: curb to interior side walk = 10'7" or 127" on northside  
curb to interior side walk = 10'8" or 128" on southside*

NB: for 240 W, sidewalk inner edge is 56" from curb!!

## Norwood Court

<b>Belnap to San Pedro</b>	total setback from curb to structure (not including unenclosed porches etc)	setback to inside sidewalk edge
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<b>NORTH SIDE</b>		feet	inches	total inches	<b>general statistics:</b>				
<b>CURB</b>	303 W	45	9	549	<b>FROM OUTSIDE STREET (</b>				
	307 W	42	6	510					
	32' 08"	311 W	V	A			CANT	<b>min</b>	<b>396</b>
	40' 06"	313 W	41	3			495	<b>max</b>	<b>549</b>
	36' 05"	317, 319 W	41	9			501	<b>mean</b>	<b>484</b>
	35' 08"	321, 323 W	41	8			500	<b>median</b>	<b>501</b>
		325, 327 W	42	10			514		
			V	A			CANT		
		337 W	33	11			407		
		339 W	33	0			396		
<b>( EDGE</b>					<b>FROM INSIDE SIDEWALK</b>				
	22' 01"						<b>min</b>	<b>0</b>	
	29' 11"						<b>max</b>	<b>0</b>	
	25' 10"						<b>mean</b>	<b>#DIV/0!</b>	
	25' 01"						<b>median</b>	<b>#NUM!</b>	

<b>SOUTH SIDE</b>				<b>general statistics</b>					
<b>CURB</b>	304 W	35	1	421	<b>FROM OUTSIDE STREET (</b>				
	308,310 W	35	11	431					
	33' 01"	312 W	35	7			427	<b>min</b>	<b>353</b>
	41' 09"	314 W	35	6			426	<b>max</b>	<b>525</b>
	37' 03"	320 W	35	1			421	<b>mean</b>	<b>438</b>
	38' 01"	324 W	35	4			424	<b>median</b>	<b>426</b>
		326 W	43	9			525		
		328,330 W	42	7			511		
		342 W	29	5			353		
<b>( EDGE</b>					<b>FROM INSIDE SIDEWALK</b>				
	22' 05"						<b>min</b>	<b>0</b>	
	31' 04"						<b>max</b>	<b>0</b>	
	29' 03"						<b>mean</b>	<b>#DIV/0!</b>	
	29' 09"						<b>median</b>	<b>#NUM!</b>	

*NB: no sidewalks north side; one sidewalk inner edge was 10'3" from curb and another 4'10"...*

# Norwood Court

**CURB**

- 33' 00"
- 45' 09"
- 40' 04"
- 41' 09"

**◀ EDGE**

**CURB**

- 29' 05"
- 42' 09"
- 36' 06"
- 35' 06"

**◀ EDGE**

## Melrose Place

<b>McCullough to Main</b>	total setback from curb to structure (not including unenclosed porches etc)
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### **NORTH SIDE** feet inches total inches **general statistics:**

	feet	inches	total inches
127	45	8	548
131	43	4	520
135	40	11	491
137-139	34	11	419
143	26	6	318
147	31	3	375
151	31	6	378

<b>FROM OUTSIDE STREET CURB</b>		
<b>min</b>	<b>318</b>	<b>26' 06"</b>
<b>max</b>	<b>548</b>	<b>45' 08"</b>
<b>mean</b>	<b>436</b>	<b>36' 04"</b>
<b>median</b>	<b>419</b>	<b>34' 11"</b>

### **SOUTH SIDE** **general statistics**

138	33	1	397
142	40	5	485
146	39	3	471
148	39	4	472

<b>FROM OUTSIDE STREET CURB</b>		
<b>min</b>	<b>397</b>	<b>33' 01"</b>
<b>max</b>	<b>485</b>	<b>40' 05"</b>
<b>mean</b>	<b>456</b>	<b>38' 00"</b>
<b>median</b>	<b>472</b>	<b>39' 04"</b>

*NB too few sidewalks to measure*



## Melrose Place

<b>Main to Howard</b>	total setback from curb to structure (not including unenclosed porches etc)
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<b>NORTH SIDE</b>	feet	inches	total inches	<b>general statistics:</b>
203	25	5	305	<b>FROM OUTSIDE STREET (</b> <b>min                    286</b> <b>max                    1212</b> <b>mean                   486</b> <b>median                328</b>
207	24	10	298	
217	38	9	465	
219	101	0	1212	
221	29	2	350	
231	23	10	286	

<b>SOUTH SIDE</b>	feet	inches	total inches	<b>general statistics</b>
200	30	9	369	<b>FROM OUTSIDE STREET (</b> <b>min                    313</b> <b>max                    591</b> <b>mean                   450</b> <b>median                447</b>
204	48	3	579	
212	44	9	537	
214	49	3	591	
220	43	4	520	
222	31	2	374	
226	26	2	314	
230	26	1	313	
234	parking lot			

*NB: too few sidewalks to measure*

# Melrose Place

## **CURB**

**23' 10"**  
**101' 00"**  
**40' 11"**  
**27' 04"**

## **CURB**

**26' 01"**  
**49' 03"**  
**37' 06"**  
**37' 03"**

## Vassar Lane

<b>McCullough to Howard</b>	total setback from curb to structure (not including unenclosed porches etc)	
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**NORTH SIDE**    feet    inches    total inches

103	26	0	312
107	26	2	314
111	26	4	316
113-115	26	6	318
119-123	47	8	572
125	26	7	319
129	36	3	435
133	30	4	364
137	36	7	439
141	36	1	433
145	32	6	390
149	30	4	364
153	36	5	437
157	36	5	437

**general statistics:**

<b>FROM OUTSIDE STREET CURB</b>		
<b>min</b>	<b>312</b>	<b>26' 00"</b>
<b>max</b>	<b>572</b>	<b>47' 08"</b>
<b>mean</b>	<b>389</b>	<b>32' 05"</b>
<b>median</b>	<b>377</b>	<b>31' 05"</b>

**SOUTH SIDE**

102	41	5	497
112	72	2	866
116	46	1	553
118	46	0	552
120	34	9	417
122	34	6	414
124	37	7	451
126	32	10	394
130	34	10	418
132	39	11	479
134	V	A	CANT
136	37	3	447
138-140	33	4	400
142	37	2	446
146	37	9	453
150	33	7	403
154	35	11	431

**general statistics**

<b>FROM OUTSIDE STREET CURB</b>		
<b>min</b>	<b>394</b>	<b>32' 10"</b>
<b>max</b>	<b>866</b>	<b>72' 02"</b>
<b>mean</b>	<b>476</b>	<b>39' 08"</b>
<b>median</b>	<b>447</b>	<b>37' 03"</b>

*NB: too few sidewalks to measure*
